

**SPECIAL MEETING AGENDA
CITY OF PLEASANT HILL
ARCHITECTURAL REVIEW COMMISSION**

**December 11, 2008
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

CHAIR: JOHN HART

VICE CHAIR: JILL BERGMAN

MEMBERS: GEORGE CORRIGAN, THOR SCORDELIS, RICHARD STANTON

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at www.pleasant-hill.ca.us subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

ANNOUNCEMENTS

MINUTES

[November 06, 2008](#) (*postponed from 11/20 meeting due to lack of quorum for minutes approval*)

PUBLIC HEARINGS

1. ARC 08-020 / S 08-029, SUNVALLEY SHOPPING CENTER RENOVATION, 703-707 CONTRA COSTA BLVD (*5 minutes*)(*Continued from November 20th meeting*)

[Staff Report and Attachments](#)

The applicant is requesting approval for improvements to an existing entry way into Sun Valley Shopping Center, including landscape modifications, lighting modifications and installation of one 18-foot tall monument sign within the median. The landscape improvements include expanding existing landscape areas, relocating one tree, removing 16 trees, the planting 56 new trees. Originally, the applicant also proposed a new wayfinding sign in front of the existing Mervyn's site; however the applicant has decided to not include the wayfinding sign in their application. The zoning designation is *RB - Retail Business*. Assessor's parcel numbers: 153-230-003 and 153-230-005.

Project Planner: Michelle Umadhay, (925) 671-5211, mumadhay@ci.pleasant-hill.ca.us

2. ARC 08-025, TUSCANY APARTMENTS COLOR CHANGE, 1460 CONTRA COSTA BOULEVARD (20 minutes)

[Staff Report](#)
[Attachments A-B](#)
[Attachment C](#)
[Attachment D](#)

The applicant is requesting Architectural Review Commission (ARC) approval to change the exterior colors of an existing apartment complex. The applicant is also requesting that the ARC approve a total of three different color palettes. The zoning designation is *RB - Retail Business*. Assessor's parcel number is 127-050-061.

Project Planner: Michelle Umadhay, (925) 671-5211, mumadhay@ci.pleasant-hill.ca.us

3. ARC 08-024, S 08-033, SAFEWAY STORE, 600 PATTERSON BOULEVARD (30 minutes)

[Staff Report](#)
[Attachments A-C](#)
[Attachments D-F](#)

The applicant is requesting Architectural Review approval to allow a color change to the exterior of an existing grocery store. The application also includes the construction of a new trash enclosure, new signage and new outdoor seating for the Signature Café (deli inside Safeway). The zoning designation is *Neighborhood Business*. Assessor's Parcel Number is 149-270-037.

Project Planner: Lori Radcliffe, (925) 671-5297, lradcliffe@ci.pleasant-hill.ca.us

4. S 08-026, CHATEAU AT POET'S CORNER FREE STANDING SIGN, 540 PATTERSON BOULEVARD (30 minutes)

[Staff Report](#)
[Attachments](#)

The applicant is requesting review and approval of a sign permit application to remove an existing single-face monument sign, and install one double-face monument sign in the front landscape area. Assessor's parcel number: 149-270-026.

Project Planner: Jeff Olsen, (925) 671-5206, jolsen@ci.pleasant-hill.ca.us

STUDY SESSION ITEMS

1. S 08-032, CROSSROADS AT PLEASANT HILL SUBAREA II SIGN PERMIT, 2314 & 2316 MONUMENT BOULEVARD (40 minutes) (Continued from November 20th)

[Staff Report](#)
[Attachments A-C](#)
[Attachment D](#)
[Attachment E Part 1](#) [Attachment E Part 2](#)
[Attachments F-H](#)

The applicant is requesting to establish a master sign program for the tenants of a future redevelopment project at the south portion of the Crossroads at Pleasant Hill shopping center. The request includes a new 35-foot tall pylon sign and wall-mounted signage on the parking structure elevations. Assessor's parcel numbers: 148-041-020, 148-041-021 & 148-041-024.

Project Planner: Jeff Olsen, (925) 671-5206, jolsen@ci.pleasant-hill.ca.us

2. ARC 08-028, QUINTANA REMODEL, 101 HARDY CIRCLE (30 minutes)

[Staff Report](#)
[Attachments](#)

The applicant is seeking input from the Architectural Review Commission (ARC) regarding a proposal to expand an existing 1,398 square foot single-family residence. The existing residence does not have a garage. The proposed project is a 3,085 square foot home consisting of 2,558 square feet of living space and a 527 square foot garage. The existing structure will be demolished with the exception of the northern exterior wall and a small portion of the eastern exterior wall. The proposal also includes a new architectural style for the home that will represent a "Spanish hacienda" theme. Assessor's parcel number: 149-091-023

Project Planner: Michelle Umadhay, (925) 671-5211, mumadhay@ci.pleasant-hill.ca.us

3. ARC 08-026, DIHN NEW HOME, 146 GREENWOOD DRIVE (30 minutes)

[Staff Report](#)
[Attachments A](#) [Attachment B - Plans](#)
[Attachment C](#)
[Attachments D-E](#)

The applicant is seeking input from the ARC regarding the proposal for a new 4,584 square foot two-story single family residence. The 20,654 square foot project site is currently developed with a 1,316 square foot single-story single family home. The applicant proposes to demolish the existing residence (with the exception of one wall, which appears to be proposed for use in the new garage) once the new residence is completed. A Deed Restriction will be recorded to insure that the original dwelling is removed. Assessor's parcel number: 125-091-049

Project Planner: Lori Radcliffe, (925) 671-5297, lradcliffe@ci.pleasant-hill.ca.us

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on January 8, 2009, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.